



US Army Corps
of Engineers
Portland District

PUBLIC NOTICE

for Permit Modification

Issue Date: December 19, 2002

Expiration Date: January 19, 2002

Corps of Engineers Action ID: 2002-00936

30-Day Notice

Oregon Division of State Lands Number: 26302-RF

Interested parties are hereby notified that an application has been received for a Department of the Army permit for certain work in waters of the United States, as described below and shown on the attached plan.

Comments: Comments on the described work should reference the U.S. Army Corps of Engineers number shown above and should reach this office no later than the above expiration date of this Public Notice to become part of the record and be considered in the decision. Comments should be mailed to the following address:

U.S. Army Corps of Engineers
ATTN: CENWP-OP-GP (Ms. Merina Christoffersen)
1600 Executive Parkway, Suite 210
Eugene, Oregon 97401

Applicant: Northstar Development Corporation
9015 Cliff Street
Portland, OR 97220

Location: The project site is south of Alta Vista Road, Between Ponderosa Way and Birch Wood Extended, in Eagle Point, Jackson County, Oregon. The site is in Section 10, Township 36 South, Range 1 West.

Project Description: Fill 0.66 acres of emergent wetland swales for the construction of 49 single-family residences in a 13.7 acre sub-division. The project will require filling portions of the west, middle swales to allow construction of roads, utilities, and residential housing units within the subdivision.

Hydrology conveyance (pipe) systems will be installed in five locations, designed to follow the contours of the property, to allow wetland hydrology (water) to be transferred across road and homesite impact areas that bisect the swale emergent wetlands. Additionally, storm water runoff would be directed into the permanent hydrology swale, noted as the hydrology conveyance system on the Preferred Development Alternative Map Mitigated Area.

Mitigation: The applicant proposes to use an on-site 0.99acre mitigation area adjacent to the existing wetland swale in the SW corner of the property. Mitigation plan and drawings are enclosed.

Purpose: According to the applicant, the purpose of the construction is to provide homes for the growing population of Eagle Point.

Drawings: Ten drawings labeled COE # 2002-00936

Additional Information: Additional information may be obtained from Ms. Merina Christoffersen, Project Manager, U.S. Army Corps of Engineers at (541) 465-6878.

Authority: This permit will be issued or denied under the following:

Sections 404, Clean Water Act (33 U.S.C. 1344), for discharge of dredged or fill material into waters of the United States.

Water Quality Certification: A permit for the described work will not be issued until certification, as required under Section 401 of the Clean Water Act (P.L. 95-217), has been received or is waived from the certifying state. Attached is the state's notice advertising the request for certification.

Section 404(b)(1) Evaluation: The impact of the activity on the public interest will be evaluated in accordance with the Environmental Protection Agency guidelines pursuant to Section 404(b)(1) of the Clean Water Act.

Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

Endangered Species: Preliminary determinations indicate that the described activity will not affect endangered species, or their critical habitat designated as endangered or threatened, under the Endangered Species Act of 1973 (87 Stat. 844). Formal consultation under Section 7 of the Act is not required for the described activity.

Cultural Resources: The described activity is not located on property registered or eligible for registration in the latest published version of the National Register of Historic Places. This notice has been provided to the State Historic Preservation Office.

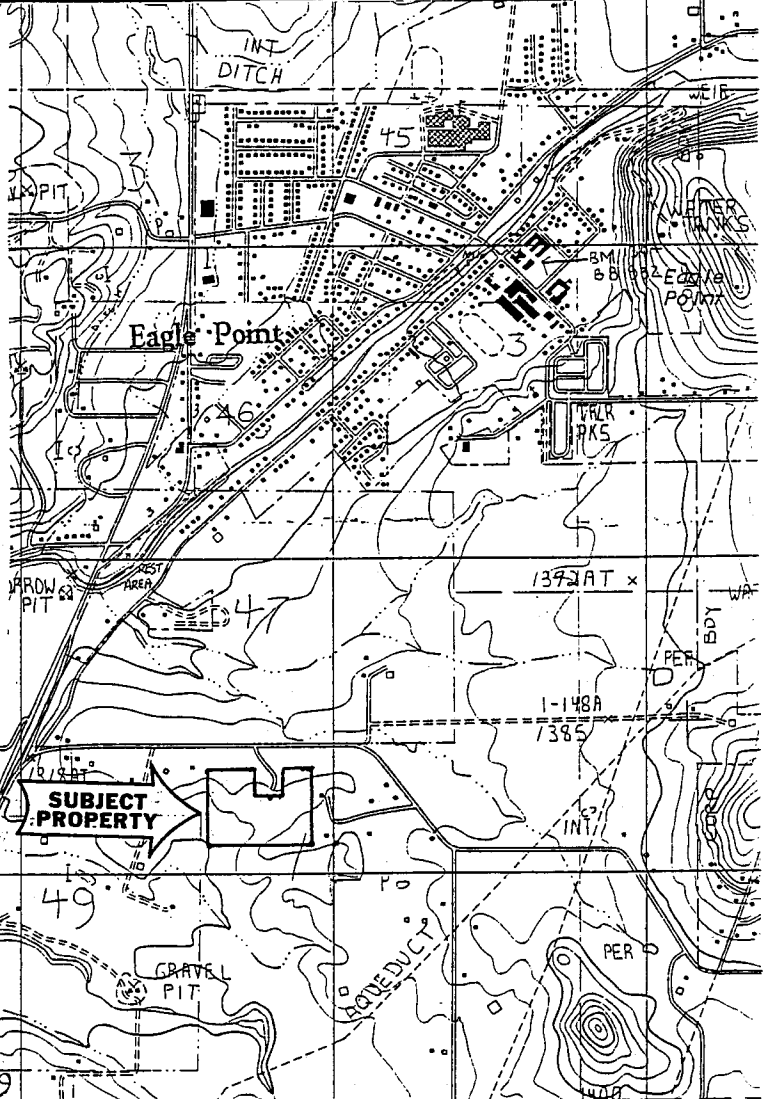
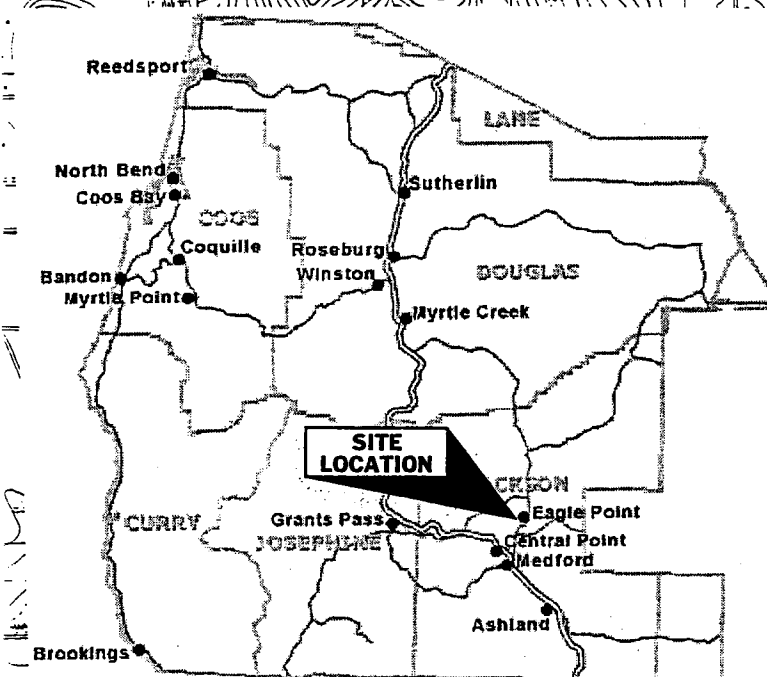
Evaluation: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the described activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit, which reasonably may be expected to accrue from the described activity, must be balanced against its reasonably foreseeable detriments. All factors, which may be relevant to the described activity will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Additional Requirements: State law requires that leases, easements, or permits be obtained for certain works or activity in the described waters. These State requirements must be met, where applicable, and a Department of the Army permit must be obtained before any work within the applicable Statutory Authority, previously indicated, may be accomplished. Other local governmental agencies may also have ordinances or requirements, which must be satisfied before the work is accomplished.

VICINITY MAP

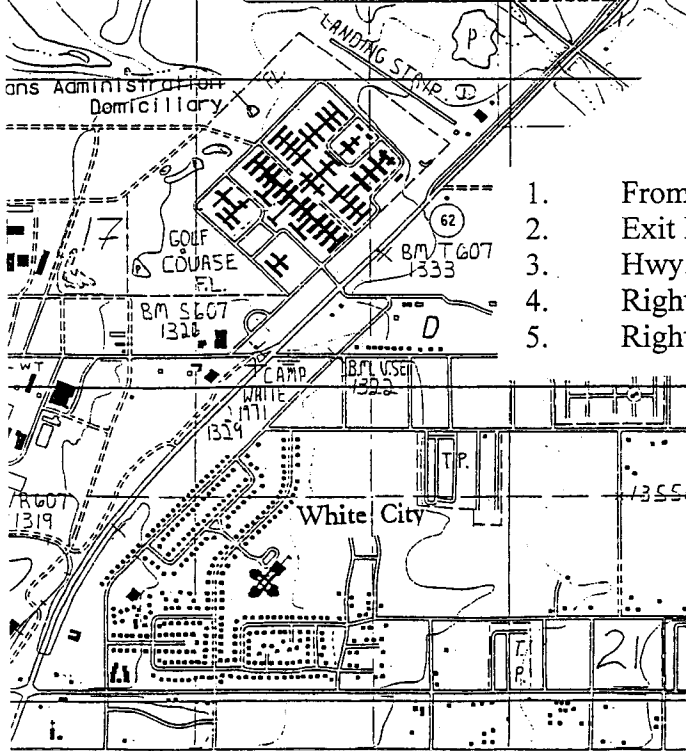
USGS Eagle Point Quadrangle



SITE LOCATION WRITTEN DIRECTIONS

Echoes of the Ponderosa, Phase 2, Eagle Point, Oregon

1. From Salem: South on Interstate-5
2. Exit Medford, Hwy. 62, left (North) at stop sign
3. Hwy. 62 North past White City, right on Shasta Avenue
4. Right on Alta Vista
5. Right on Ponderosa Way, dead end at NW corner of property



Project Location Map

Echoes of the Ponderosa

Northstar Development

Figure 1

Created
Wetland
Area

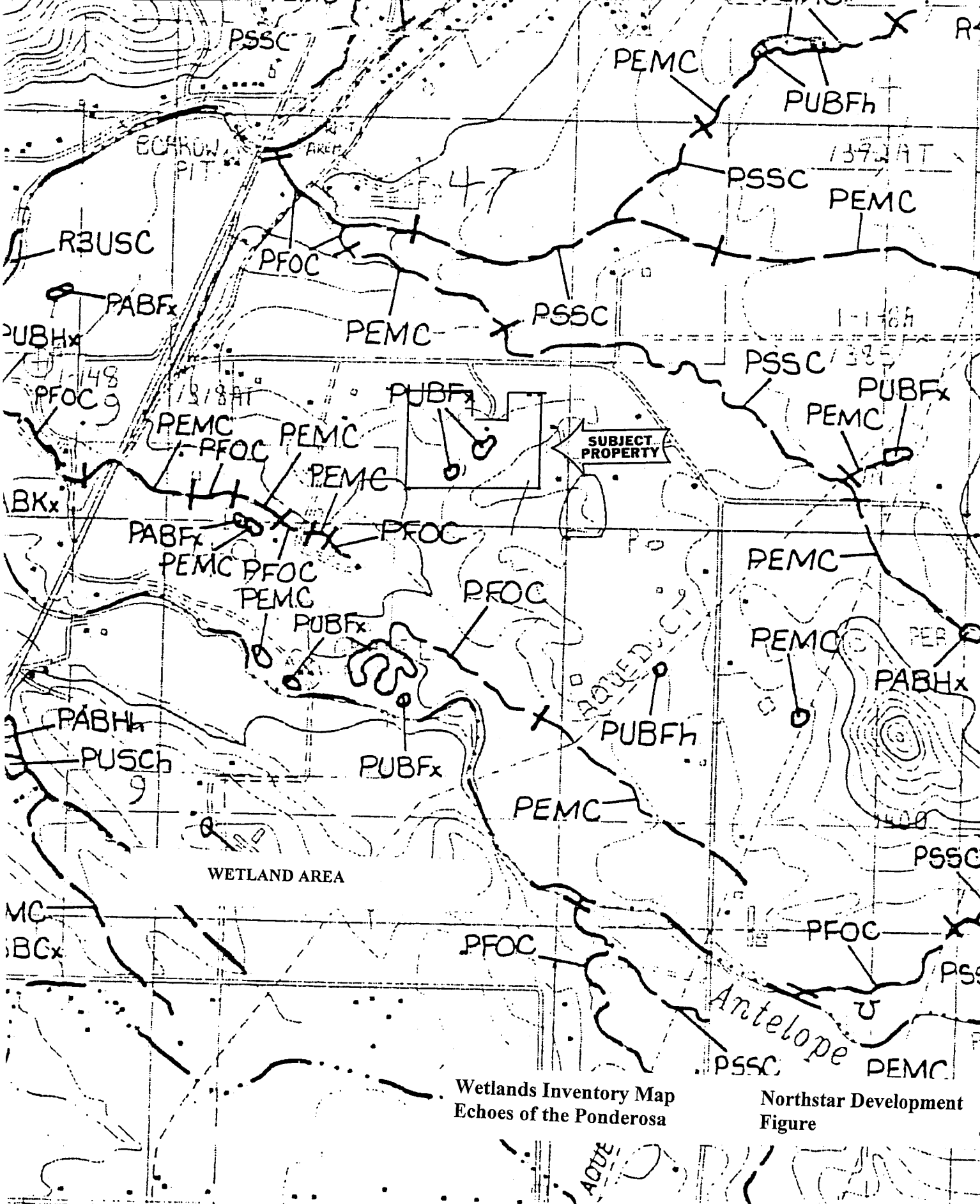
Area 138,300 sq. feet
Perimeter 1,900 feet

0 50 100 150 Feet
1" = 121 feet



This map is based on a digital database compiled by Jackson County from a variety of sources. Jackson County cannot accept responsibility for errors, omissions or positional accuracy. There are no warranties, expressed or implied.

NATIONAL WETLANDS INVENTORY MAP
Eagle Point, Oregon



Wetlands Inventory Map
Echoes of the Ponderosa

Northstar Development
Figure

WETLAND DELINEATION MAP

Estuaries of the Ponderosa Phase
Located in the Northeast One-quarter of Section 24
T. 36 S. R. 36 E. (West of the Millwright)
Harrison City of Esque Point, Jackson County, Oregon

PREPARED FOR:

COLEMAN GREEN CONSULTING, INC.
8400 Coleman Creek Road
Medford, Oregon 97501

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert V. Neathamer

OREGON
JULY 18, 1984
ROBERT V. NEATHAMER
2875

Revised Date 12/31/02

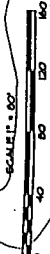
DSL Det# WD2001-0501

PREPARED BY: Neathamer Surveying, Inc.
304 South Central Avenue
Medford, Oregon 97501
Phone (541) 733-2869
FAX (541) 732-1382

PROJECT NUMBER: 01020 DATE: August 21, 2001

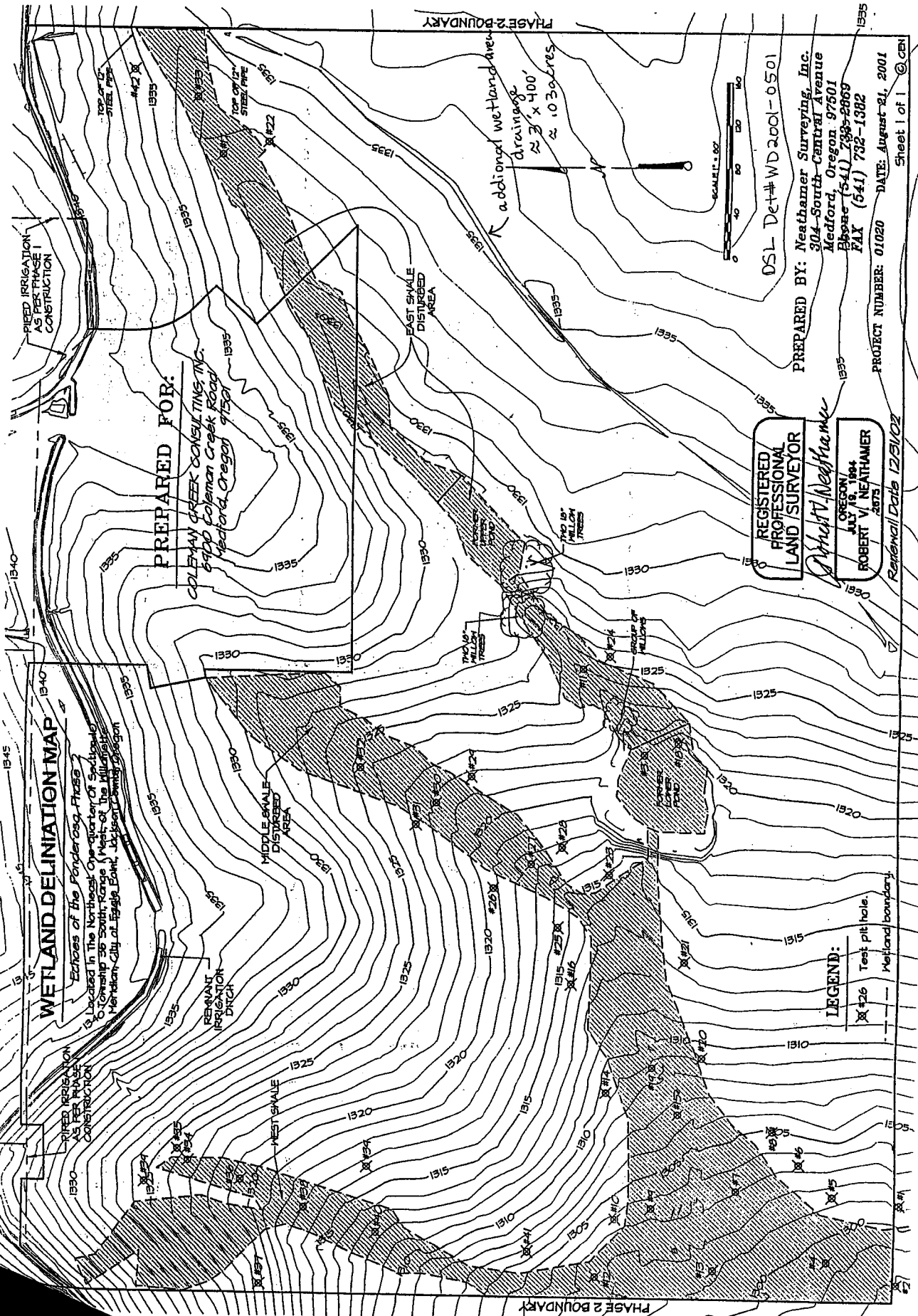
Sheet 1 of 1

PHASE 2 BOUNDARY
additional wetland area
drainage
2' x 400'
103 acres



LEGEND:

- X 426 Test pit hole.
- Wetland boundary.



PREFERRED DEVELOPMENT ALTERNATIVE ^{North}P

Echoes of the Ponderosa, Phase 2

Located In The Northeast One-quarter Of Section 10,
Township 36 South, Range 1 West, Of The Willamette
Meridian, City of Eagle Point, Jackson County, Oregon.
Jackson County Assessor's Map Number: 36 1W 10BD,
Tax Lot 4000.

DATE: October 17, 2002

PREPARED FOR:

COLEMAN CREEK CONSULTING, INC.
6900 Coleman Creek Road
Medford, Oregon 97501

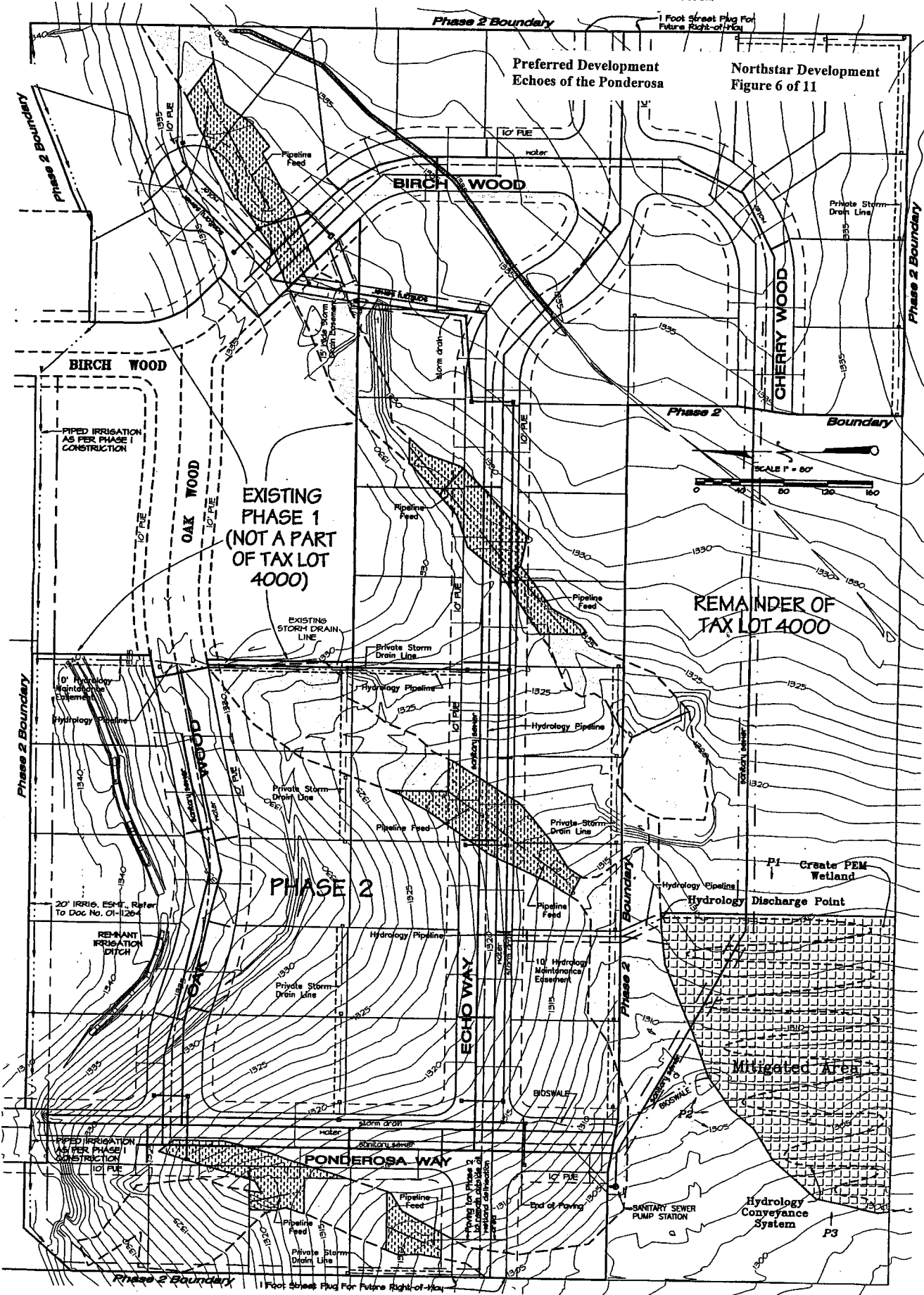
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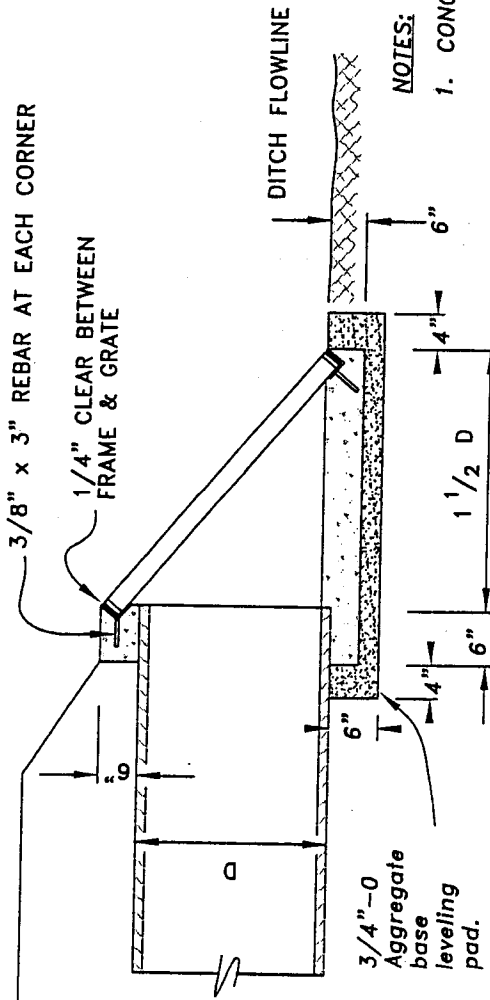
Wetland Area: 2.92 acres.

Impacted Wetland Area: 0.66 acres.

Mitigated Area (0.66 x 1.5): 0.99 acres.

P1 indicates the proposed photo location & direction.

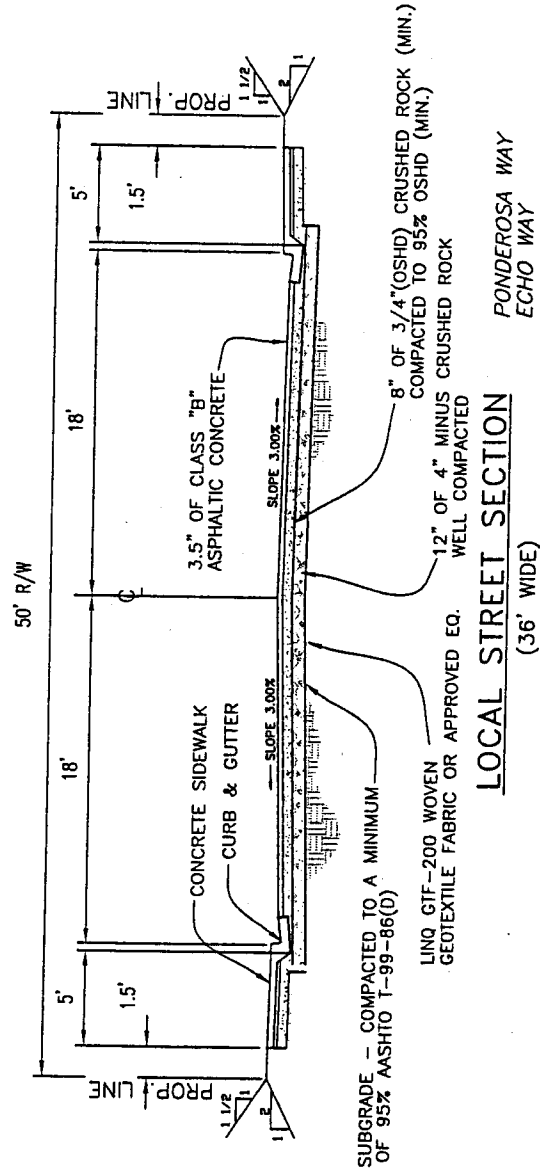




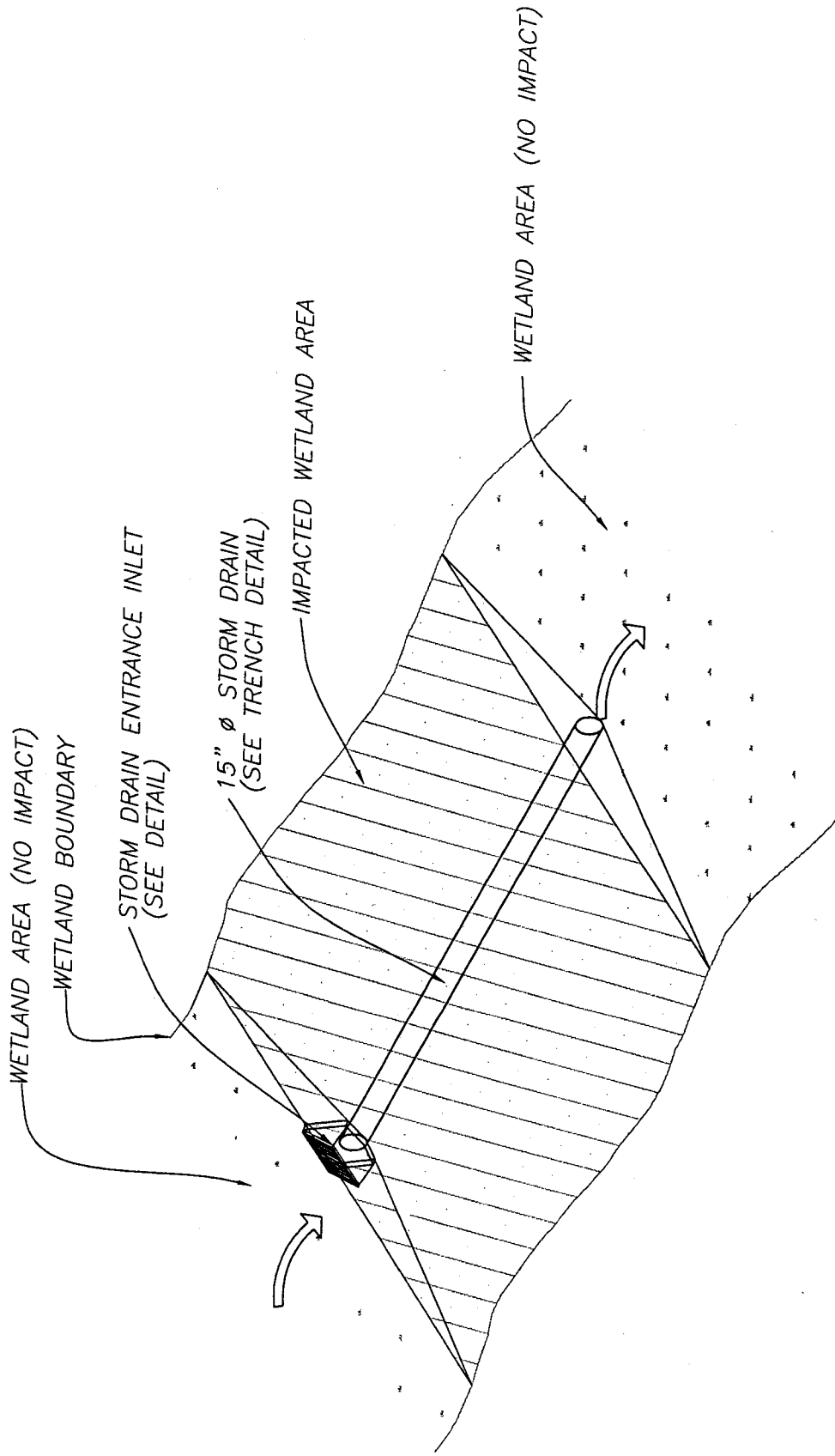
- ELEVATION - ENTRANCE INLET
SECTION A-A

STANDARD ENTRANCE INLET

NO SCALE

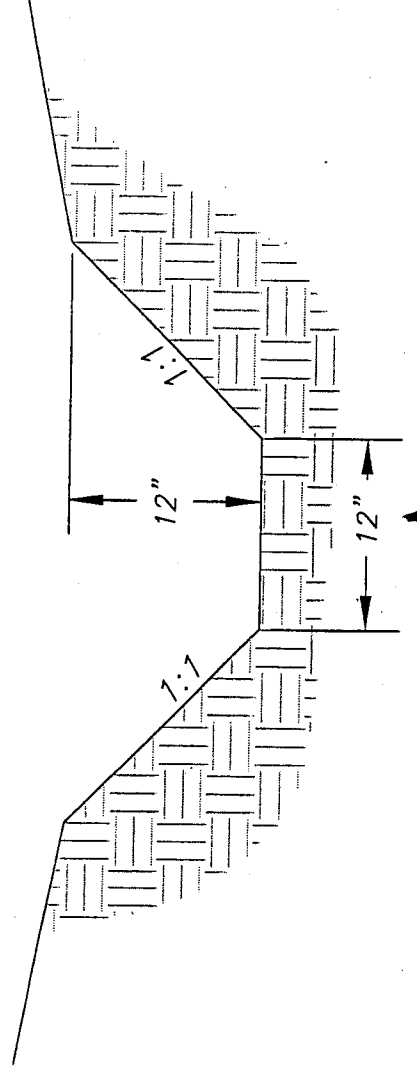


Local Street Section
Echoes of the Ponderosa



WETLAND CONVEYANCE SYSTEM

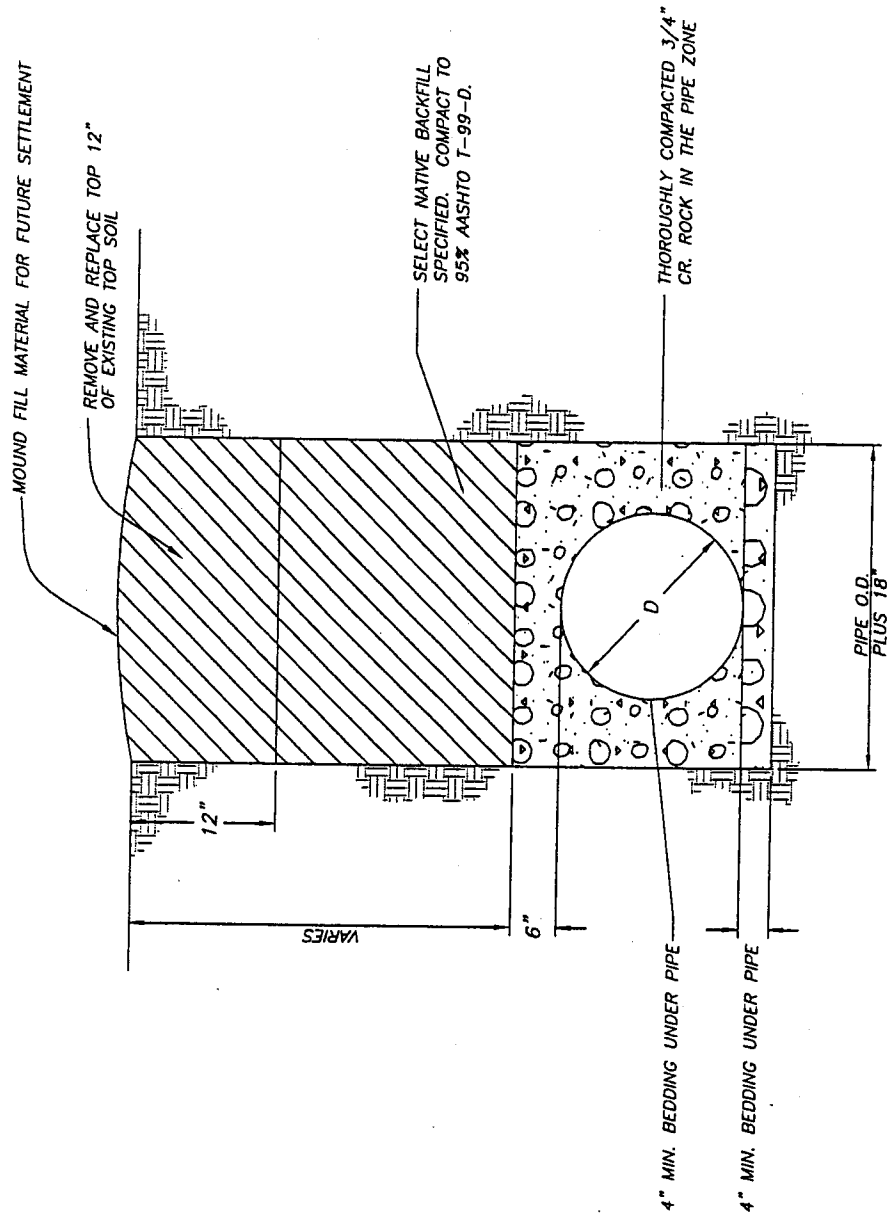
SCHEMATIC



BIO-SWALE SECTION
N.S.

Bio-Swale Section
Echoes of the Ponderosa

Northstar Development
Figure



TRENCH SECTION IN OPEN GROUND THROUGH WETLAND & MITIGATION AREA

SANITARY SEWER
AND IRRIGATION

NO SCALE

PUBLIC NOTICE

Oregon Department of Environmental Quality

Water Quality 401 Certification

Corps of Engineers Action ID Number: 2002-00936
Oregon Division of State Lands Number: 26302-RF

Notice Issued: December 19, 2002
Written Comments Due: January 19, 2002

WHO IS THE APPLICANT: Northstar Development Corporation

LOCATION OF CERTIFICATION ACTIVITY: See attached U.S. Army Corps of Engineers public notice

WHAT IS PROPOSED: See attached U.S. Army Corps of Engineers public notice on the proposed project

NEED FOR CERTIFICATION: Section 401 of the Federal Clean Water Act requires applicants for Federal permits or licenses to provide the Federal agency a water quality certification from the State of Oregon if the proposed activity may result in a discharge to surface waters.

DESCRIPTION OF DISCHARGES: See attached U.S. Army Corps of Engineers public notice on the proposed project

WHERE TO FIND DOCUMENTS: Documents and related material are available for examination and copying at Oregon Department of Environmental Quality, Water Quality Division, 811 S.W. 6th Avenue, Portland, Oregon 97204

While not required, scheduling an appointment will ensure documents are readily accessible during your visit. To schedule an appointment please call Alice Kavajecz at (503) 229-6962.

Any questions on the proposed certification may be addressed to the 401 Program Coordinator, (503) 229-5845 or toll free within Oregon at 1-800-452-4011. People with hearing impairments may call DEQ's TTY at (503) 229-6993.

PUBLIC PARTICIPATION:

Public Hearing: Oregon Administrative Rule (OAR) 340-48-0020 (6) states that "The Director shall provide an opportunity for the applicant, any affected state, or any interested agency, person, or group of persons to request or petition for a public hearing with respect to certification applications. If the Director determines that new information may be produced thereby, a public hearing will be held prior to the Director's final determination. Instances of doubt shall be resolved in favor of holding the hearing. There shall be public notice of such a hearing."

Written comments:

Written comments on the proposed certification must be received at the Oregon Department of Environmental Quality by 5 p.m. on (full date). Written comments should be mailed to Oregon Department of Environmental Quality, Attn: 401 Program Coordinator, 811 S.W. 6th Avenue, Portland, Oregon 97204. *People wishing to send written comments via e-mail should be aware that if there is a delay between servers or if a server is not functioning properly, e-mails may not be received prior to the close of the public comment period.* People wishing to send comments via e-mail should send them in Microsoft Word (through version 7.0), WordPerfect (through version 6.x) or plain text format. Otherwise, due to conversion difficulties, DEQ recommends that comments be sent in hard copy.

WHAT HAPPENS NEXT: DEQ will review and consider all comments received during the public comment period. Following this review, the permit may be issued as proposed, modified, or denied. You will be notified of DEQ's final decision if you present either oral or written comments during the comment period. Otherwise, if you wish to receive notification, please call or write DEQ at the above address.

ACCESSIBILITY INFORMATION: This publication is available in alternate format (e.g. large print, Braille) upon request. Please contact DEQ Public Affairs at (503) 229-5766 or toll free within Oregon at 1-800-452-4011 to request an alternate format. People with a hearing impairment can receive help by calling DEQ's TTY at (503) 229-6993.